

Broad Street, Ely, CB7 4BQ

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Ely,
CB7 4BQ

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Guide Price £410,000

- No Onward Chain
- Centrally Located
- Terraced Home
- Three Bedrooms
- Ensuite and Family Bathroom
- Parking
- Freehold / Council Tax D / EPC C



** No Forward Chain **

Cheffins are delighted to present this well-appointed three-bedroom home, situated in a sought-after location within the popular Cathedral City of Ely.

The accommodation comprises an entrance hall, a spacious kitchen/breakfast room, and an open-plan lounge/dining area, three well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

Externally, the property benefits from a fully enclosed rear garden and off-road parking.

Further advantages include the property being offered for sale with no onward chain.

Early viewing is highly recommended to fully appreciate all that this home has to offer.











LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

ENTRANCE HALL
With door to front, stairs rising to first floor landing, radiator.

GROUNDFLOOR CLOAKROOM
Fitted with a two piece suite comprising of low level WC and wash hand basin with mixer tap, radiator and tiled splashback.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integrated sink with mixer tap, integrated gas hob with overhead stainless steel extractor fan. Space for washing machine, dishwasher and fridge/freezer. Tiled splashback and laminate flooring.

LOUNGE/DINING ROOM
With windows to rear and side, french doors leading to the garden, radiators.

FIRST FLOOR LANDING
With airing cupboard, stairs rising to the second floor and door to bedroom 1.

BEDROOM 1
With window to the front, built in wardrobe, radiator.

ENSUITE
Fitted with a three piece suite comprising of low level WC, wash hand basin with mixer tap over, shower cubicle, window to the side and vinyl flooring.

BEDROOM 3
With window to the rear and radiator.

FAMILY BATHROOM
Fitted with a three piece suite comprising side panelled bathtub with overhead shower, low level WC, wash hand basin with mixer tap, tiled splashback surrounding, extractor fan, opaque window to the rear and vinyl flooring.

SECOND FLOOR

BEDROOM 2
With window to the rear, radiator, door to storage/boiler room.

OUTSIDE
The rear garden is mainly laid to lawn with a patio section, enclosed by wooden fence panels and rear gated access leading to the parking.

The property is situated on Broad Street with a small gravelled section with path leading to the front door.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



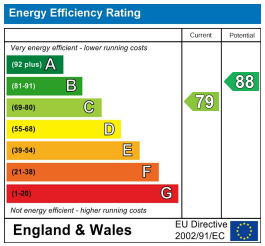












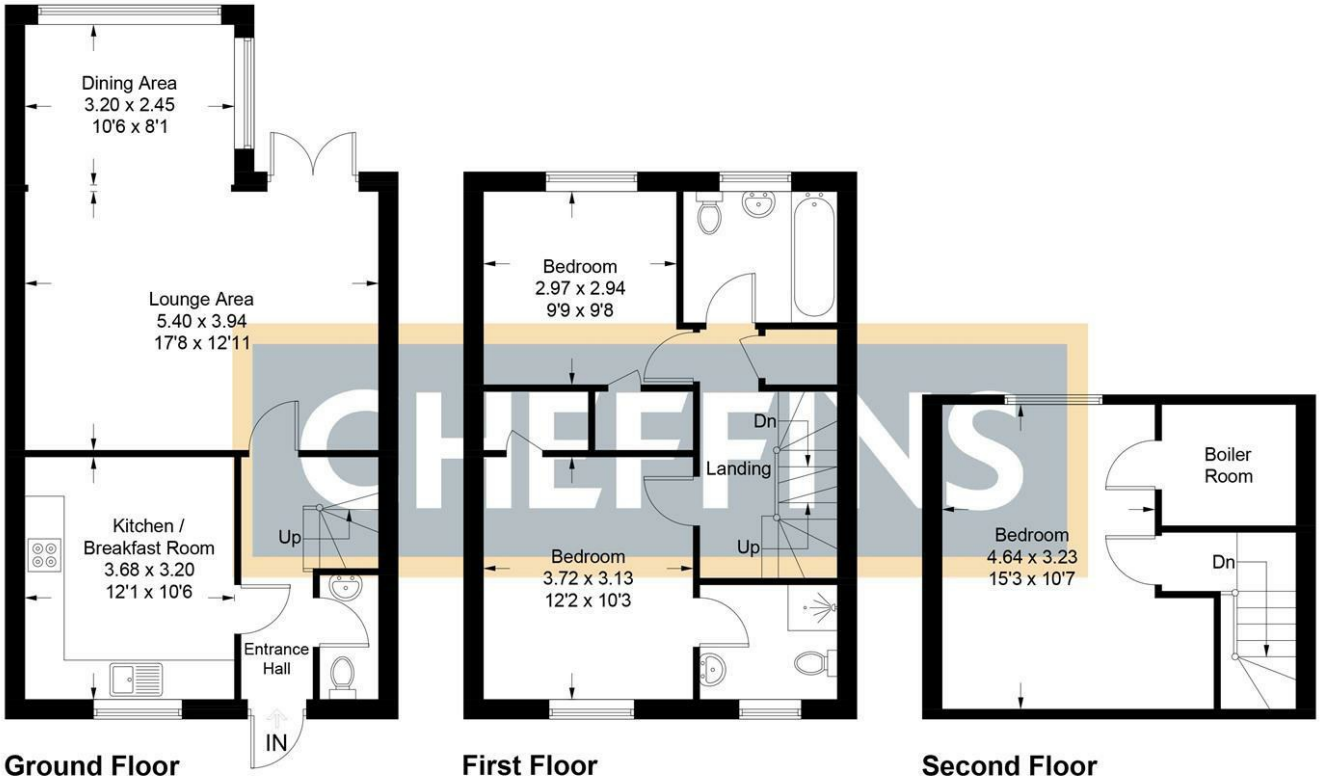
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Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Approximate Gross Internal Area
Ground Floor = 50.3 sq m / 541 sq ft
First Floor = 41.8 sq m / 450 sq ft
Second Floor = 25.1 sq m / 270 sq ft
Total = 117.2 sq m / 1261 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser.The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID1308490)

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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